

1-1-74

2451

WARRANTY DEED—TENANTS BY ENTIRETY

Hoxsie Vol. M81 Page 13283

KNOW ALL MEN BY THESE PRESENTS, That Lola D. Hoxsie 416C Rte. 3 Bywood Rd. Cottonwood, Ca. 96022 hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Charles E. Blackwell and Karen R. Blackwell, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The Southerly 30 feet of the Northerly 60 feet of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ Lying west of the Keno Worden Rd., and the E $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, excepting therefrom the Northerly 30 feet, in Section 21, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

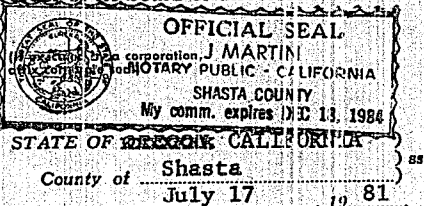
And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances excepting mortgage of Certified Mortgage Co. 836 Klamath Ave. Klamath Falls, Ore. of \$ 10,000.00 and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. *LOH.*

The true and actual consideration paid for this transfer, stated in terms of dollars, is ~~\$1,300.00~~ \$1,700.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 21 day of October, 1980; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.



County of Shasta July 17, 1981

Personally appeared the above named Lola D. Hoxsie

and acknowledged the foregoing instrument to be her voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for State of California My commission expires Dec. 18, 1984

STATE OF OREGON, County of) ss.

Personally appeared

and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon My commission expires:

Hoxsie

GRANTOR'S NAME AND ADDRESS

BLACKWELL

GRANTEE'S NAME AND ADDRESS

After recording return to:

CHARLES E. BLACKWELL
2916 SHERMAN ST.
PITTSBURG, CALIF. 94565

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 24th day of July, 1981, at 12:02 o'clock P.M. and recorded in book/reel/volume No. M81 on page 13283 or as document/fee/file/instrument/microfilm No. 2451, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
By Bernetha J. Helch Deputy

Fee \$3.50

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